BENGALURU METROPOLITAN TRANSPORT CORPORATION
Traffic Commercial Department, Central Office, 2nd Floor, Shanthinagar, Bengaluru-27.

Tender Terms & Conditions For running two, three & four wheeler Parking Lot at Various Bus Stations of BMTC through Smart Parking Technology system.

TENDER NOTIFICATION No. 05/2026-27
(Through E –PROCUREMENT)

1. **Tender Notification & Mode of Submission of Tenders/bids**:

   a. The Tender/Bids shall be submitted through e-procurement portal only. (http://kppp.karnataka.gov.in.)
   b. Tenderers need to register with the e-procurement portal to submit their bids online. The tender document can be viewed free of cost from the e-procurement portal.
   c. Tender processing fee & EMD will be accepted only in the form of electronic cash. Entire EMD amount shall be paid in a single transaction in e-portal
   d. Each Licensee shall submit only one Bid per tender. Submission of multiple bids under the same or different name shall result in disqualification and forfeiture of EMD
   e. Corrigendum, modification, corrections if any will be published in the website only(e-portal)
   f. Deadline for submission of tenders / Bids may be extended to give the prospective bidders reasonable time to take into consideration of the addendum.
   g. The selection will be on the basis of highest percentage of the shared revenue quoted per month including GST.
   h. Tenders / Bids shall remain valid for a period of 90 days after the deadline date for tender submission. The Tenderer shall not withdraws or revise the Tender during this period. In case any tenderer reviews or withdraw his tender during this period, the amount paid by the Licensee (EMD/SECURITY DEPOSIT) shall be forfeited in addition to other remedies open to the Corporation in respect of the loss which may be caused due to such withdrawal of alteration.

2. The License fee shall be including of the GST & Corporation Tax. All statutory liabilities and other taxes, duties levies and penalties, if any payable to Central Government, State Government, Local body/authorities etc., shall be borne by the licensee. It is the responsibility of the licensee to obtain necessary permission from local bodies.
3. **Period of License:** The period of License is **10(ten) years** from the effective date (which will be mentioned in the agreement) and extendable by 02 (Two) year on mutual acceptance.
4. **Scope of Work:**

a. Entry/Exit Automation: Deployment of heavy-duty, high-speed Gate Barriers, Entry Machines, ANPR cameras (Trained & Optimised to read India number plates), and Fastag Readers at all access points for contactless, express entry/exit.
b. Real-Time Data & Reporting: Deployment of cloud-based Parking Management System (PMS) providing real-time occupancy data, revenue collection and minimizes human intervention.
c. Online/Real time Payment Flexibility: Support multiple options, including UPI/QR Code credit/Debit cards, Mobile payment Apps and cash, ensuring zero discrepancy in charges.
d. Setup and maintenance of a Central Control Room/Helpdesk, including provision of appropriate hardware and software systems for viewing, analyzing, monitoring, managing, storing, and retrieving CCTV feeds, with a mandatory data storage retention period of 90 days.
e. The licensee shall display the parking tariff clear & visible to the commuters at the entrance of parking space allotted & at the fee collection counter.
f. A dedicated BMTC Dashboard shall be provide to BMTC officers at all times with read-only /real-time visibility into all transactions, revenue collected, and occupancy and other details.
g. The system shall generate automated daily, weekly, and monthly revenue reports and transmit them to BMTC via API integration without manual intervention.
h. All transactions shall carry time-stamped, geo-tagged, and vehicle-tagged report.

5. Mode of Selection:

a. The bidder quoting the highest revenue share percentage in Tech form-B to the Authority may be selected as the successful bidder (H1), subject to fulfillment of all tender conditions and payment of minimum guarantee revenue as described in this tender document.
b. The Licensee should attach all the scanned documents in the E-Portal only. No physical documents shall be considered. (Scanned copies should be visible and should have clarity). No documents shall be accepted in person manually and the Licensee shall confirm for uploading of all the documents.
c. **The Licensee shall upload the scanned copies of the following documents:-**
    i. PAN Card.
    ii. Income Tax Returns of atleast 1 year out of last 3 financial years (2022-23, 2023-24 & 2024-25).
    iii. GST Registration Certificate.
    iv. Undertaking certificate for Revenue Sharing Tech form B
    v. Company / firm registration certification.
    vi. Experience Certificate for having done 02 projects in last three financial years (2022-23, 2023-24 & 2024-25).
    vii. The Tenderer should have Annual Turnover in any one year out of the last five completed financial years (i.e. Financial Years 2020-21, 2021-22, 2022-23, 2023-24 and 2024-25). Ref Annexure-A
    viii. Self Declaration Certificate for not have been Blacklisted for last two years for any default.
    ix. Self Declaration Certificate for not have been Terminated for last two years for any default.
d. The non-compliance of the conditions of at 5(c) by the Licensee will entitle the corporation to reject the tender.

e. The Licensee shall be issued with allotment letter as per the existing norms of the Corporation. The Licensee has to execute the license agreement as per the Karnataka Stamp Act on payment of stamp duty at their own cost.
f. BMTC reserves the right to accept or reject any offer without assigning any reasons thereof. Conditional tenders will be rejected summarily.
g. The Licensee shall submit the original copies of the documents as detailed in Para. 4(d) for verification before entering into an agreement.

6. ELIGIBILITY CRITERIA:-

(The supporting documents to be uploaded in technical bid)

Sl.No	Requirements	Documents to be up-loaded
1	A. The Tenderer/Bidder should be a business entity as provided in pre-qualification and should be either a proprietorship Firm, or company, or partnership firm, or Limited Liability Partnership firm or registered society which is registered under the relevant statutory law.	The Tenderer shall be a firm registered under Companies Act 2013/Partnership act/LLP 2008/ proprietorship Firm under the relevant statutory law- certificate to be given along with Tech form-C
2	B. The bidder should have the following registrations:	i. Registration under the Goods and Service Tax (GST) ii. Registration under the Permanent Account Number (PAN)
3	And any other relevant registration applicable as per law as mentioned in the clause 32	
4	The Tenderer should establish their competence and capacity based on the following qualification criteria. 1. The Tenderer should be in similar business of managing Parking Lots for any Central/State Govt. Department / its agencies, PSUs/ private organizations or institutions for atleast 02 project (with 100 slots minimum) in the last 3 (three) years (i.e Financial Years 2022-23, 2023-2024 & 2024-25). 2. The Tenderer should have Annual Turnover in any one year out of the last five completed financial years (i.e. Financial Years 2020-21, 2021-22, 2022-23, 2023-24 and 2024-25). Ref Annexure-A	1. ["**Similar Services**" would deemed to include management of smart parking facilities at Bus stations, Railway Stations, Airports, Seaports, Hospitals, Metro stations, Multi-level Car Parking, Institutional Campuses, Government or PSU offices, Shopping Malls or Commercial Office Buildings.] Certificate to be given along with Tech form-D 2. For Turnover- Up load a copy of audited financial statement duly certified by chartered accountant. Certificate to be given along with Tech form-E
5	Income Tax Returns	The Tenderer should submit IT returns of atleast 1 year out of last 3 financial years (2022-23, 2023-2024 & 2024-25) The Licensee shall upload the copy of Income Tax Returns (any one year out of last 3 Financial years)
6	Tender should not have been blacklisted/	Self Declaration Certificate of not been

	terminated during the last two years as on the date of submission of the proposals for this tender due to non-fulfillment of the contractual obligations as evidence by imposition of the penalty by any procurement entity or judicial authority or judicial pronouncement against the tenderer.	Terminated & blacklisted.

7. Gestation Period: The selected licensee will be provided with (License fee-free) rent-free gestation period of 03(Three) months from the effective date of agreement. The payment of License fee commences after completion of gestation period or the commencement of the business whichever is earlier. The gestation period includes time for developing the space & submission of plans, obtaining approval of plans from BMTC and carrying out, flooring, toilets, interiors, electrical, fire fighting, interior plumbing & sanitation and other works as required by the licensee at their own cost. The space will be provided under "as is where basis" condition. The permanent structures installed/erected/constructed by the licensee will become property of BMTC after expiry/ termination of license. The civil works shall be carried out by the licensee at his own cost with pre-obtained approval of plans from the Civil Engineering Department of BMTC and under their supervision. The payment of license fees commences after expiry of gestation period irrespective of occupation or not.

8. Earnest Money Deposit :

a. Earnest Money Deposit (EMD) amount mentioned in the Annexure A.
b. EMD/tender processing fee shall be paid in the E-Procurement portal through NEFT/RTGS only.
c. The EMD do not carry any interest. The Earnest Money deposit furnished by the Licensee will be forfeited in the event of the Licensee withdrawing the tender at any time before acceptance. The EMD of the Licensee will be adjusted towards the SD and will be refunded only after completion of the License period.
d. The EMD of the licensee will be adjusted towards security deposit. The licensee shall remit balance security deposit & enter into agreement within 21 days (including holidays) from the date of issue of allotment letter, failing which, Earnest Money Deposit will be forfeited and allotment will be cancelled by duly black listing the licensee and the licensee will not be permitted to participate in any of the tenders of BMTC for a period of two (2) years from the date of such black listing.
e. Earnest Money deposit of the bidders will stand forfeited by black listing the Licensee for a period of 2 years in case:
    i. Withdraws the tender after opening of the tender or during the validity period of the tender.
    ii. Makes false representations with regard to the eligibility criteria.
    iii. Fails to keep up to commitments made in the bid.
    iv. Submits more than 1 bid in the same name.
    v. Fails to furnish the required security deposit within the specified time limit.

vi. Withdraws or amends tender or derogates the tender in any aspects in such case, the Earnest Money Deposit will be forfeited.

f. The previous earnest money submitted in connection with any other tender will not be adjusted towards the present tender.

9. Evaluation criteria:

a. Basis of Evaluation:
   i. Bidders shall quote a Revenue Share Percentage (%) of the total revenue realised to be paid to the Authority on monthly basis. The evaluation of bids shall be carried out based on the quoted percentage in the format shown in the Tech form-B.
   ii. The quoted Revenue Share Percentage shall remain valid for the entire contract period unless.
   iii. Evaluation Criteria (Revenue Share Model) means the method specified in the tender terms and conditions under which bids are evaluated based on the percentage of revenue share quoted by bidders, with the bidder offering the highest percentage of revenue share (H1) being considered for selection, subject to meeting all other eligibility and technical requirements and payment of minimum guarantee revenue.
   iv. The quoted percentage per month is applied to the revenue generated each month, subject to the condition that the payable amount shall not be less than the specified Minimum Guarantee Revenue for that month, as defined in the tender document.

b. Only those bidders who meet all eligibility criteria and submit required documents, and comply with technical requirements as specified in the tender shall be considered for financial evaluation.

c. Financial Evaluation
   a) The financial bid shall consist of the Revenue Share Percentage quoted by the bidder.
   b) The bidder quoting the highest Revenue Share Percentage will be declared as H1 bidder.
   c) Other bidders shall be ranked accordingly in descending order (H2, H3, etc.).

d. Selection of Successful Bidder
   The bidder ranked as H1 will be considered for award of the contract, subject to fulfillment of all other tender conditions, verification of submitted documents & acceptance of terms and conditions of the tender

10. Security Deposit:

i. Security Deposit amount shall be 11(eleven) times of per month License Fee quoted by the Licensee. The Licensee can deposit the Security Deposit amount through online payment methods like NEFT/ RTGS in favour of the Chief Accounts Officer, BMTC payable at Bengaluru.

ii. The licensee shall remit security deposit and enter into agreement within 21 days (including holidays) from the date of issuing allotment letter on payment of requisite stamp duty at his own cost as per Karnataka stamp Act.

iii. Additional security deposit by way of DD/NEFT/RTGS will have to be remitted by the licensee for the annual escalation in the license fee as per the agreement.

iv. The security deposit would be refunded to the Licensee after the successful completion of the contract after recovering all the charges/dues payable to the BMTC by the bidder.

v. In case of any shortfall legal proceedings will be initiated to recover such shortfall from the Licensee.

vi. No interest will be paid on EMD/Security Deposit or any other deposits.

11. Area:

a. The parking area shown in this tender document is indicative and BMTC reserves right to increase or decrease the Parking area on pro-rata charges per sq.ft up to 25%. The rent chargeable is on the actual measured area and will be jointly measured by BMTC Civil Dept and Licensee.

b. As & when commercial/Office Space is allotted to other single agency/Gov't department in the respective bus stations, corresponding area of parking space will be reduced. This will be done by giving 15 days notice to the parking space Licensee. The Licensee shall give an undertaking in this regard before entering into an agreement.

12. Mode of Payment of License fee:

a. The licensee shall pay to Bangalore Metropolitan Transport Corporation a monthly license fee equal to the higher of the Minimum Guarantee Revenue (MGR) or the agreed percentage of total parking revenue.

b. All parking collections shall be made through escrow-based digital payment systems, ensuring that revenues are transparently captured and monitored in real time.

c. The Licensee shall compile the total monthly collections and calculate the applicable license fee payable to Bangalore Metropolitan Transport Corporation as the higher of MGR or the agreed revenue share whichever is higher.

d. If the licensee share of parking revenue is less than the guaranteed minimum amount (MGR), then the licensee shall pay the remaining difference to Bangalore Metropolitan Transport Corporation within the 7 days of invoice raised in this regard, failing which Licensee is liable to pay an interest at **24% per annum** on the sums which have been due and payable, not paid to the corporation.

e. The license fee for the completed month shall be paid on or before the 5th of the following month through the Standing Instruction on the Escrow Account

f. All applicable GST, TCS (Tax Collected at Source), and other statutory levies shall be paid by the Licensee over and above the license fee.

g. Non-payment of license fee for three (3) consecutive months shall entitle BMTC to terminate the License and forfeit the Security Deposit.

h. The license fee shall be paid every month regularly. The license fee shall start from the effective date OR as stipulated therein.

i. The licensee shall pay the applicable GST, applicable TCS (Tax Collection at Source) & interest on such taxes along with monthly license fee to BMTC and all other taxes payable to Government and BBMP etc.,

j. The Licensee shall pay applicable service tax, electricity charges/water chargers along with monthly license fee/quoted amount. Delay and part payment shall lead to penal interest at 24% per annum.

12.1 Payment Infrastructure:

a. 100% digital payment acceptance is mandatory: UPI/QR Code, Credit/Debit Cards, Mobile Payment Apps, FASTag, and POS machines provided by authorised banks.
b. Each POS device and QR code shall be dynamically linked to the Designated Escrow Account for real-time settlement of parking revenues.
c. Cash handling, if permitted by BMTC at all, shall be strictly limited (not exceeding 5% of monthly collections), fully reconciled, and deposited in the Escrow Account within 24 hours of collection.
d. Zero revenue discrepancy shall be the performance standard. Any unexplained variance exceeding 0.5% of monthly revenue shall trigger an audit..

12.2 Establishment of Escrow Account

a. Prior to execution of the License Agreement, the Licensee shall establish a Designated Parking Revenue Escrow Account with a Scheduled Commercial Bank approved by BMTC.
b. The Escrow Account shall be a joint-signatory account in the name of 'BMTC-[Licensee Name]-Parking Escrow A/c', requiring co-authorisation by BMTC's nominated officer for any withdrawal above the operational threshold defined in Clause 12.4.
c. All costs of establishing and maintaining the Escrow Account shall be borne entirely by the Licensee.
d. Proof of establishment of the Escrow Account (bank-certified account opening documents) shall be submitted to BMTC before the Effective Date of the License.

12.3 Mandatory Routing of Revenue

a. One hundred percent (100%) of all parking revenues — collected through UPI, cards, FASTag, POS, or cash — shall be deposited directly and exclusively into the Designated Escrow Account.
b. All POS terminals, QR codes, FASTag payment infrastructure, and digital payment gateways shall be configured to settle directly into the Escrow Account. No other account shall be a settlement destination.
c. Cash collections shall be deposited into the Escrow Account within twenty-four (24) hours of collection, without exception. A daily cash deposit reconciliation report shall be shared with BMTC.
d. The Licensee shall not maintain any parallel collection accounts, parallel wallets, or ancillary payment mechanisms outside the Escrow Account structure without written approval of BMTC.

12.4 Withdrawals from Escrow Account

a. The Licensee may draw from the Escrow Account for operational expenses (staff wages, electricity, maintenance, consumables) up to an agreed monthly operational ceiling as approved by BMTC at the commencement of each financial year.
b. BMTC's monthly license fee entitlement (the higher of MGR or RSP share) shall be transferred to BMTC's designated account automatically on or before the 5th of each succeeding month through a Standing Instruction established at the bank.
c. Any withdrawal from the Escrow Account beyond the operational ceiling shall require prior written approval from BMTC's Chief Accounts Officer or authorised nominee.
d. The Licensee shall provide BMTC with online/read-only access to the Escrow Account statements at all times through the bank's corporate banking portal.

12.5 Bank API Integration & Real-Time Alerts

a. The bank managing the Escrow Account shall be required to provide API-based, real-time transaction alerts to BMTC's designated email/system for every credit and debit transaction in the Escrow Account.
b. A daily end-of-day reconciliation statement shall be auto-generated by the bank and shared with both BMTC and the Licensee, showing opening balance, credits, debits, and closing balance.
c. Any mismatch between the Parking Management System's daily revenue data and the Escrow Account credits shall be flagged automatically and investigated within forty-eight (48) hours.

12.6 Escrow Shortfall & Enforcement

a. If at any point the Escrow Account balance falls below an amount equivalent to one (1) month's MGR, BMTC shall issue a notice to the Licensee to top up the Escrow Account within seven (7) working days.
b. Failure to maintain the prescribed minimum balance or to route revenues through the Escrow Account shall attract a penalty of Rs. 50,000 per day of non-compliance.
c. Persistent non-compliance (beyond fifteen (15) consecutive days) shall be treated as a material breach and shall entitle BMTC to invoke the Security Deposit and terminate the License with immediate effect.

13. MANDATORY FINANCIAL AUDIT

a. Annual Statutory Audit

a. The Licensee shall commission an Annual Parking Revenue Audit by a BMTC-approved independent Chartered Accountant firm, at the Licensee's cost.
b. The audit shall cover the full financial year (April to March) and shall be completed within ninety (90) days of the close of the financial year.
c. The audited report shall be submitted to BMTC in the prescribed format (Annexure – Audit Report Format to be notified by BMTC) and shall cover: (a) gross revenue collected; (b) transaction-wise reconciliation; (c) Escrow Account reconciliation; (d) compliance with MGR obligations; (e) adequacy of internal controls.
d. The Auditor shall provide a specific certification that: (a) all revenues have been routed through the Escrow Account; (b) no parallel collections have occurred; (c) the revenue reported to BMTC is complete, accurate, and not understated.

b. BMTC's Right to Commission Independent Audit.

a. BMTC reserves the absolute right to commission an independent audit of the Licensee's parking operations at any time during the License period.
b. BMTC may appoint an independent auditor (a firm empanelled with BMTC or nominated by CAG/State Government) to conduct such audit. All reasonable audit costs shall be borne by BMTC, except where a breach is established, in which case costs shall be recovered from the Licensee.
c. The Licensee shall provide unrestricted access to all records — PMS data, Escrow Account statements, physical transaction logs, CCTV footage, and personnel — to BMTC's auditors.
d. The Licensee shall not impede, delay, or obstruct any audit. Obstruction of audit shall constitute a material breach.

c. Record Retention

a. The Licensee shall maintain all financial records, transaction data, Escrow Account statements, and audit reports for a minimum period of seven (7) years from the date of creation.

b. On expiry or termination of the License, all records pertaining to the License period shall be handed over to BMTC in digital format within thirty (30) days.

14 Minimum Guarantee Revenue:

The fixed minimum amount that a bidder has to pay to the tendering authority during the contract period, irrespective of the actual revenue generated from the project or service.

i. Shanthinagar MLCP: Rs.3.5 lakhs (Three Lakhs Fifty Thousand Rupees only) (Excluding GST) of Minimum Guarantee Revenue per month.

ii. Kalasipalya Bus station: Rs.1 Lakhs (One Lakh Rupees only) (Excluding GST) of Minimum Guarantee Revenue per month.

Example: Shanthinagar MLCP:

MGR = ₹5 lakh/month
Revenue share = 30%
If collections = ₹25 lakh → BMTC gets ₹7.5 lakh
If collections = ₹10 lakh → BMTC still gets ₹5 lakh (MGR)

15 <u>Annual Escalation:</u>

i. Annual Escalation for Minimum Guarantee Revenue means the predetermined annual increase in the Minimum Guarantee Revenue amount, at a specified percentage, as stated in the Tender Document, which the successful bidder is required to pay to the authority for each successive year of the contract period.

ii. Shanthinagar MLCP: There shall be annual escalation of 10% every calendar year w.e.f 1st of January every year over the license fee of the previous year. However, in the first year the escalation in the license fee shall be limited @ 1% per month for every completed month up to 31st December subject to maximum of 10% and subsequently in the same manner during the extension of this License agreement, if any.

iii. Kalasipalya Bus station: There shall be annual escalation of 5% every calendar year w.e.f 1st of January every year over the license fee of the previous year. However, in the first year the escalation in the license fee shall be limited @ 0.5% per month for every completed month up to 31st December subject to maximum of 5% and subsequently in the same manner during the extension of this License agreement, if any.

16 Termination/Cancellation/Forfeiture of EMD/Exit Clause/Security Deposit:

a. The BMTC shall have the right to rescind the contract/license at the cost and risk of the licensee in the event of breach of any of the terms and conditions of the contract (Terms and conditions of the executed agreement) and in such case the Security Deposit will be forfeited, by black listing the Licensee for 2 years.

b. If the licensee discontinues the agreement for whatsoever reasons before completion of one year of the agreement period, the entire security deposit will be forfeited.

c. If the contract is terminated for the reason breach of any of the terms and conditions of the contract (Terms and conditions of the executed agreement),

such licensee is not entitle to participate in any of the tenders of BMTC for the period of 2 years from the date of termination.

d. The licensee may get the agreement terminated prematurely by issuing 3 month's advance notice to BMTC or by paying 3 month's license fee equivalent to 3 months notice after completion of one year license period for termination.

e. The Licensor shall have the right to terminate the license giving one month notice without assigning any reason thereof.

f. In the event of continuous breach the licensee even after two notices, the Corporation can terminate the license with immediate effect.

17 Prohibition Clause for Black Listed /Disqualification Licensees :

I. The licensees who have been black listed in any departments of State Governments or Government of India or in any public sector undertakings or in any corporations for any reason what so ever are not eligible for participating in the tender.

II. Licensees whose license is cancelled for any reason within 12 months and who submit a request for cancellation of the license within 12 months will be blacklisted from participating in any tender invited by the Corporation for 2 years from the date of submission of the request.

III. Tender should not have been terminated during the last two years as on the date of submission of the proposals for this tender due to non-fulfillment of the contractual obligations as evidence by imposition of the penalty by any procurement entity or judicial authority or judicial pronouncement against the tenderer.

IV. The licensee shall furnish a self declared certificate for not having been black listed/terminated for last two years in any departments of State Governments or Government of India, public sector undertakings or in any corporate for any reason and this shall be uploaded in e-portal along with tenders.

18 The EMD of the Licensee will be adjusted towards the SD and licensee shall remit the balance security deposit and enter into agreement within 21 days (including holidays) from the date of issuing of allotment letter. The communication of acceptance of the bid shall complete on posting the acceptance by Registered Post A/D to the address furnished in the bid documents. For the purpose of computing the said 21 days the registered letter shall be deemed to be served within seven days from the date of posting. Non receipt of the letter shall not be a ground to extend the time. In case of failure to pay the security deposit it shall be deemed that the Licensee has withdrawn his bid and all consequences which is liable to as per clause above shall follow with regard to forfeiture of the EMD and liable to pay damages. The EMD will not carry any interest and would be returned to the unsuccessful bidders after completion of selection procedure.

19 BMTC takes no responsibility for the delay, loss or non-receipt of any submission due to technical problems in case of e-tender.

20 BMTC Central Dashboard:

a. BMTC shall be provided with a dedicated, read-only Dashboard accessible via secure web login, providing real-time visibility into: (a) number of vehicles parked; (b) revenue collected per shift; (c) daily/weekly/monthly totals; (d) mode-wise payment breakdowns; (e) Escrow Account balance.
b. The Dashboard shall generate automated alerts to BMTC officers in case of: (a) daily revenue below a trigger threshold; (b) system downtime exceeding thirty (30) minutes; (c) mismatch between ANPR entry/exit counts and ticketed/paid vehicles; (d) any transaction reversal or cancellation above Rs. 500.
c. The Dashboard and its underlying data infrastructure shall not be accessible to the Licensee for modification. Any configuration changes to the Dashboard shall require BMTC's prior written approval.

21 Transaction-Level Audit Trail

a. Every parking transaction shall generate a unique Transaction ID, capturing: date, time, vehicle number (ANPR-captured), payment mode, amount charged, amount received, and settlement reference to Escrow Account.
b. Transaction logs shall be immutable — no deletion or modification of records shall be permitted. All attempts to modify records shall trigger an alert.
c. The complete transaction database shall be accessible to BMTC at any time and shall be provided in standard formats (CSV/Excel) on demand.

22 Periodic Revenue Statements & Reconciliation

a. The Licensee shall submit a certified Monthly Revenue Statement to BMTC on or before the 5th of each succeeding month, reconciling PMS data with Escrow Account credits.
b. The statement shall separately disclose: gross revenue, vehicle-wise revenue (2W, 3W, 4W), payment-mode wise revenue, operational expenses drawn, and net amount transferred to BMTC.
c. Any variance between the PMS report and Escrow Account statements exceeding 0.5% of gross monthly revenue shall be explained in writing within forty-eight (48) hours and shall trigger a Special Audit under Clause 13(d).

23 Random Inspections

a. BMTC's authorised officers shall have the right to conduct surprise physical inspections of the Parking Lot, PMS equipment, Escrow Account statements, and cash-handling processes at any time without prior notice.
b. The Licensee shall extend full cooperation to BMTC's inspection teams and provide access to all records, equipment, and systems on demand.
c. The Authority may also appoint inspection teams to conduct independent checks. All costs thereof shall be borne by BMTC, except where inspection is triggered by a proven breach, in which case costs shall be recovered from the Licensee.

24. Periodic Revenue Statements & Reconciliation

a. The Licensee shall submit a certified Monthly Revenue Statement to BMTC on or before the 5th of each succeeding month, reconciling PMS data with Escrow Account credits.
b. The statement shall separately disclose: gross revenue, vehicle-wise revenue (2W, 3W, 4W), payment-mode wise revenue, operational expenses drawn, and net amount transferred to BMTC.

25 The Licensee shall have to obtain the required permission from the BBMP/Municipal Authority concerned before starting the establishment.

26 During the tenure of the agreement if it appears to the licensor that the space is required for the use of LICENSOR for its development works, the LICENSOR will issue two month's advance notice to the LICENSEE and the LICENSEE have to vacate the allocated open space by removing its belongings.

27 The licensee shall close down his business and remove all his belongings immediately after his license is terminated or an expiry term of license.

28 The licensee shall not display or exhibit pictures, posters, statues or other articles, which are repugnant to the morale or of indecent, immoral or other improper characters. It is expressly agreed that the decision of the Licensor in this behalf shall be conclusive and binding on the Licensee and shall not be a subject matter of dispute.

29 The licensee shall not display or exhibit any advertisement or place in any part of the interior or exterior walls of the Parking Lot other than those permitted by the Licensor.

30 The licensee is strictly prohibited from allocating parking space to any individual, agency, or company operating vehicles for the purpose of picking up BMTC passengers or running services that compete with or replicate the operations of BMTC/KSRTC, as such activities are detrimental to the Corporation's interests.

31 The licensee shall have no interest in the property of Parking lot nor shall he be deemed to have exclusive possession thereof, except the right of use of the premises during the stipulated period and the Licensee shall not be deemed to be the tenant of the Licensor.

32 The licensee shall comply with all the provisions of prevailing Contract Labour (Regulation and Abolition) Act, Workmen's Compensation Act. Provision of Hours of Employment Regulation Act, Payment of Wages Act, Factories Act, Employees PF Act, Bonus Act, Payment of Gratuity Act, Equal remuneration Act, ESI Act, Industrial Disputes Act, Employment of Children Act, MV Act and Regulation of Employment and Welfare Act or any other Act. In case of consumer Forum case the liability will rest with the licensee only.

33 The Licensee shall be responsible for payment of wages to the employees engaged by the licensee and also responsible for payment of any statutory recoveries like PF, ESI and all other applicable Tax etc.,

34 In case the premises is destroyed or damaged by natural calamity or riot or civil disturbances or war or by dept civil work so as to make it unfit for use by the Licensee, the license shall stand terminated automatically.

35 Engaging Child labour is strictly PROHIBITED.

36 It shall be the responsibility of the licensee to provide residential address and contact details if there is any change.

37 Any individual or individuals signing the application forwarding the letter or other documents connected with this tender shall specifically mention that he is so signing in individual capacity as:

a. A sole proprietor of the firm or his attorney.

Or

b. A registered active partner or its attorney. In the case of the firms registered under the Indian Partnership Act and Companies registered under the companies Act, the person signing the tender shall state the Authority under whom he is signing/acting on behalf of the Partnership Firm/Company and send the certified copy of the Partnership Deed and in case of the Memorandum of Association and Articles of Association issued by the Authorities authorizing him to act in that capacity and failure to annex the above document will entitled to the rejection of such tender. Such tenders shall be treated as invalid.

38 Smoking shall not be allowed in the licensed premises.

39 The BMTC does not bind itself to accept highest offer or any other offer and reserves the right to reject or all offers without assigning any reasons thereof without being answerable to the Licensee in any manner of whatsoever. BMTC also reserves the right to re-notify or to select any party without Notification.

40 The cleaning and maintenance of the licensed parking area shall be done by the licensee only. The Licensee shall maintain the parking lot and surrounding premises in clean & hygienic condition and shall confirm to the rules regulation or by laws made in this regard by the local municipal body. The waste/garbage generated at the parking premises shall be disposed as segregated dry & we waste. The waste/garbage shall be disposed through the BBMP authorized waste disposal agency only. Or the waste/garbage shall be disposed through the waste disposal agency selected by BMTC.

41 Non-payment of license fee by the Licensee for a consecutive three months, the Licensor reserves the right to terminate the contract and the security deposit held in the Corporation shall be forfeited.

42 Encroachment/Penalty Clause:

i. Failure to maintain proper housekeeping standards may attract penalties as decided by the Tendering Authority.
ii. Repeated non-compliance may lead to termination of the contract as per tender terms and conditions.
iii. The Service Provider shall comply with all applicable labour laws, safety regulations, and environmental norms.
iv. The Tendering Authority reserves the right to inspect the premises at any time to assess housekeeping performance.
v. Failure to ensure the proper parking of the vehicles which cause inconvenience the commuters.

43 The licensee shall vacate the unauthorized use of the additional space immediately upon notice. In addition, the licensee shall be subject to the following penalties and action shall be taken to terminate the contract.

First Time	In case of unauthorized use of extra space, 1.5 times the

	Prorate of ELF per month, shall be levied as fine.
Second Time & if repeated	In case of unauthorized use of extra space, 1.5 times the Prorate of ELF per month shall be levied as fine. And in addition, the Corporation shall have the power to forfeit the security deposit and terminate the License.

44 Insurance

The Licensee shall ensure that the staff engaged and all belongings of the licensee are covered with necessary insurance. BMTC shall not be responsible for any of such insurance throughout the license period.

45 Indemnity:

The Licensee has to indemnify the client, against all claims, damages or compensation. The License shall comply with and adhere to all applicable laws, rules & regulations, circular, orders that are applicable in the contract. The Licensor will not own any responsibility in this regard. The Licensee will be liable for any consequences resulting from violation of any applicable laws.

46 Dispute *Resolution*:

In case of any dispute or differences arises on the terms and conditions of the tender or contract as the case may be, the matter shall be referred to Managing Director, BMTC, whose decision shall be final and binding on both the parties.

47 Jurisdiction:

Any litigation arising out of the said contract would be restricted to the exclusive jurisdiction of Bengaluru City civil courts

48 The Selected License shall allow the space of 40'*10'=400 sq.ft is to be reserved for free parking of BMTC staff vehicles (two wheelers).

49 Licensee has to charge only the prescribed rates for the parking vehicles, including two-wheelers, three-wheelers, and cars, as per the chart. If the Corporation finds that the licensee is charging rates higher than the prescribed rates, such licensee will be fined Rs.500/- for the first case, Rs.1000/- for the second case and Rs.2000/- for the third case. In case of repetition, the Corporation will have the authority to impose a fine of Rs.3000/- or cancel the license.

50 Licensee has to provide the space for 02 (two) Wheeler/Three wheeler at free of cost for physically handicapped person or 2% of the total available parking space.

51 The remaining parking space in the said premises is reserved to the building office space occupants as free car parking facility. The bidders have to inspect the actual tendered space before submission of their bids without fail.

Annexure A:- The details of Place, ELF (Including & Excluding GST) & EMD are as below:

Sl. No	Name of Bus Station	Establishment	Area in Sq.Ft	EMD in Rs.	Turnover in Rs.

1	Kalasipalya	Two, Three & Four Wheeler Parking Lot	52,180	1,20,000	60,00,000
2	Shanthinagar MLCP full level-6		51,807	4,20,000	2,10,00,000

Sd/-
Chief Traffic Manager (Com)
(Tender Inviting Authority)

TECH FORM-B

UNDERTAKING CERTIFICATE

To
The Tender Inviting Authority
[Department/Organization Name]
[Address]

Subject: Undertaking for Revenue Sharing Percentage

I/We, **[Name of the Bidder/Company]**, having our registered office at **[Full Address]**, hereby submit this undertaking in connection with the tender **[Tender Name/Number]** dated **[Date]**.

I/We hereby solemnly affirm and declare that:

1. I/We have carefully read and understood all the terms and conditions of the tender document.
2. I/We agree to offer a revenue sharing percentage of **[XX% (in words)]** to **BMTC** as per the terms specified in the tender.
3. I/We undertake that the above-mentioned revenue share will be paid regularly and in a timely manner, as per the agreed schedule and conditions outlined in the tender document/agreement.
4. I/We further confirm that this offer is unconditional and binding, and shall remain valid for the period specified in the tender.
5. I/We understand that failure to comply with the agreed revenue sharing terms may result in termination of the contract and other actions as deemed appropriate by the authority.
6. I/We declare that the information furnished in this undertaking is true and correct to the best of my/our knowledge and belief.

Authorized Signatory

Signature: _____
Name: _____

Designation: _____
Company Seal: _____
Date:_____
Place: _____

TECH FORM-C

CERTIFICATE OF LEGAL STATUS OF THE TENDERER

This is to certify that **[Name of the Tenderer]**, having its registered office at **[Address]**, is a duly established and legally recognized entity under the applicable laws of India.

The firm is registered as a:

☐ Company under the Companies Act, 2013

☐ Partnership Firm under the Partnership Act

☐ Limited Liability Partnership under the LLP Act, 2008

☐ Proprietorship Firm under the relevant statutory law

The registration number of the firm is **[Registration Number]**, and the date of registration is **[Date]**.

It is further certified that the above-mentioned entity is currently in existence, compliant with the applicable statutory requirements, and eligible to participate in tendering processes as per prevailing laws.

This certificate is issued for the purpose of submission in tender documents and related official requirements.

Authorized Signatory: _____
Name: _____
Designation: _____
Seal of the Firm: _____
Date: _____
Place: _____

TECH FORM-D

WORK DONE CERTIFICATE

(On Client / Issuing Authority Letterhead)

Date: _____

TO WHOMSOEVER IT MAY CONCERN

This is to certify that **M/s [Name of the Contractor/Company]**, having its registered office at **[Full Address]**, has successfully executed and operated **Smart Parking / Similar Parking Management Projects** with our organization as per the details given below:

Project Credentials

Project 1

- **Name of Project:** _____
- **Nature of Work:** Smart Parking / Parking Management (including automation, ticketing, monitoring, etc.)
- **Location:** _____
- **Total Parking Slots:** _____ (Minimum 100 Slots)
- **Contract Period:** From _____ To _____
- **Total Duration:** _____ (Minimum 1 Year)
- **Financial Year(s):** _____

Project 2

- **Name of Project:** _____
- **Nature of Work:** Smart Parking / Parking Management (including automation, ticketing, monitoring, etc.)
- **Location:** _____
- **Total Parking Slots:** _____ (Minimum 100 Slots)
- **Contract Period:** From _____ To _____
- **Total Duration:** _____ (Minimum 1 Year)

- **Financial Year(s): _____**

Certification

It is hereby certified that:

1. The above-mentioned projects are **similar in nature to Smart Parking systems**, involving operation/management of parking facilities with technology integration (such as automated ticketing, access control, sensors, or digital payment systems, as applicable).
2. Each project involved **not less than 100 parking slots**.
3. The duration of each project was **at least one (1) year**.
4. Both projects were executed within the **last three financial years** (i.e., from FY _____ to FY _____).
5. The performance of **M/s [Company Name]** during the execution of the above projects was **satisfactory / good / very good**.
6. The firm complied with contractual obligations, including operations, maintenance, and revenue management (if applicable).

Authorized Signatory
Signature: _____
Name: _____
Designation: _____
Organization Name: _____
Official Seal: _____

Contact Details: _____

TECH FORM-E

CERTIFICATE OF AVERAGE ANNUAL TURNOVER
(Based on Audited Financial Statements – Last 5 Financial Years)

This is to certify that **[Name of the Firm/Company]**, having its registered office at **[Address]**, has achieved the following turnover as per its audited financial statements for the last five completed financial years:

Financial Year	Turnover (INR)
[YYYY–YYYY]	[Amount]
[YYYY–YYYY]	[Amount]
[YYYY–YYYY]	[Amount]
[YYYY–YYYY]	[Amount]
[YYYY–YYYY]	[Amount]

The **average annual turnover** of the firm/company for the above-mentioned five financial years is **INR [Average Amount]**.

It is further certified that the firm/company has achieved an **annual turnover of INR [Qualifying Amount] in at least one of the above financial years**, meeting the eligibility requirement for submission of the tender.

The above figures are extracted from the audited books of accounts and financial statements of the firm/company and are true and correct to the best of my/our knowledge and belief.

This certificate is issued at the request of the client for the purpose of submission in tender documents and related official requirements.

For [Name of Chartered Accountant Firm]

Signature: _____
Name of Chartered Accountant: _____
Membership Number: _____
Firm Registration Number (FRN): _____

Seal: _____

Date: _____
Place: _____